



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZCR13-00007  
**Application Type:** Condition Release  
**CPC Hearing Date:** October 3, 2013  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** East of Westwind and North of Belvidere  
**Legal Description:** Being all of Boulder Canyon Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 7.21 acres  
**Rep District:** 1  
**Zoning:** P-R I/c (Planned Residential 1/condition)  
**Existing Use:** Vacant  
**Request:** Release of condition imposed by Ordinance 16586, dated March 20, 2007 (Related to PZRZ13-00007)  
**Proposed Use:** Single Family Residences  
**Property Owner:** DVEP Land, LLC  
**Representative:** Jorge Azcarate

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2 (Commercial) / Office Park  
**South:** C-1 (Commercial) / Office and Retail  
**East:** P-R I/sc (Planned Residential 1/Special contract) / Single Family Homes  
**West:** A-2 (Apartment) / Apartments

**Plan El Paso Designation:** G4, Suburban (Walkable) (Northwest)

**Nearest Park:** Park Hills Park (5,336 ft.)

**Nearest School:** Polk Elementary (1,234 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Save the Valley

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 16, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The request is to release all conditions imposed by Ordinance No. 16586, dated March 20, 2007. The contract was imposed in conjunction with a rezoning of the property from C-2/c (Commercial/condition) to P-R I/c (Planned Residential 1/condition). Specifically, the condition limits the maximum number of dwelling units on the property to no more than twenty-six.

### **CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the condition release in furtherance of our comprehensive planning goals, to include higher density infill development.

The development proposes 61 individual lots ranging from 2,378 sq. ft. to 4,138 sq. ft. and seven common open space areas totaling 79,357 sq. ft. (1.82 acres). An examination of nearby R-3 lots shows an average lot size of 0.17 acres, or approximately 6 lots an acre. Considering that the

subject property is 7.21 acres, constructing conventional development to mirror existing land use would yield 43 lots, far in excess of the 26 currently permitted. Coupled with the current planning best practice for higher density development, the proposed 61 lots both provides more conformity with existing residential land use and better use of vacant infill land.

#### **Plan El Paso-Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the P-R I (Planned Residential 1 District) is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

#### **COMMENTS:**

##### **City Development Department – Planning Division - Transportation**

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

##### **City Development Department - Land Development**

No Objection.

##### **City Development Department – Building Permits & Inspections**

No objections.

##### **El Paso Fire Department**

Recommends approval.

##### **El Paso Water Utilities**

1. EPWU does not object to this request.

##### **EPWU-PSB Comments**

###### **Water:**

2. There is an existing 12-inch diameter water main along Westwind Drive fronting the subject property. This water main is located approximately 35 feet west of and parallel to the east Westwind Drive right-of-way line. On-site water main extensions are required from the existing 12-inch main on Westwind Drive. The Developer is responsible for all water main extension costs.

3. Previous water pressure readings from fire hydrant #5030 located on Westwind Drive approximately 405 feet south of Villa Hermosa have yielded a static pressure of 138 pounds per square inch, a residual pressure of 132 pounds per square inch and a discharge of 1174 gallons per minute.

4. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

**Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main along Westwind Drive fronting the subject property. This sanitary sewer main is located approximately 55 feet east of and parallel to the west Westwind Drive right-of-way line. On-site sanitary sewer main extensions are required from the existing 8-inch main on Westwind Drive. The Developer is responsible for all sanitary sewer main extension costs.

**General:**

6. The EPWU requires an exclusive PBS easement to accommodate public water and sanitary sewer mains when the public water and sanitary sewer mains are not located within a public street. This condition applies to the proposed lots fronting the proposed of access easements.

7. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing a condition release request application:

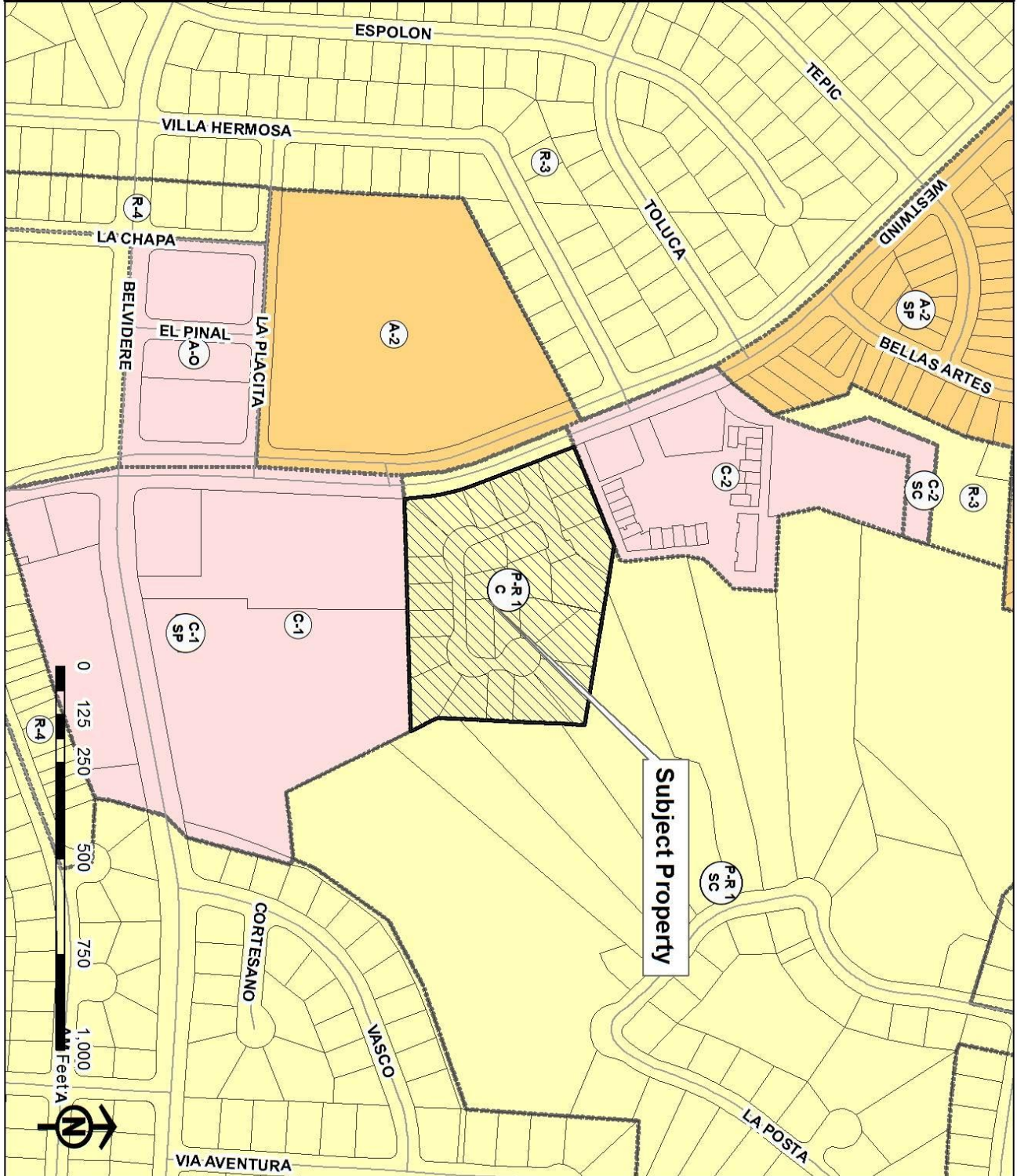
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that it does not conform to the review criteria for Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance 16586, dated March 20, 2007

ATTACHMENT 1: ZONING MAP

PZCR13-00007





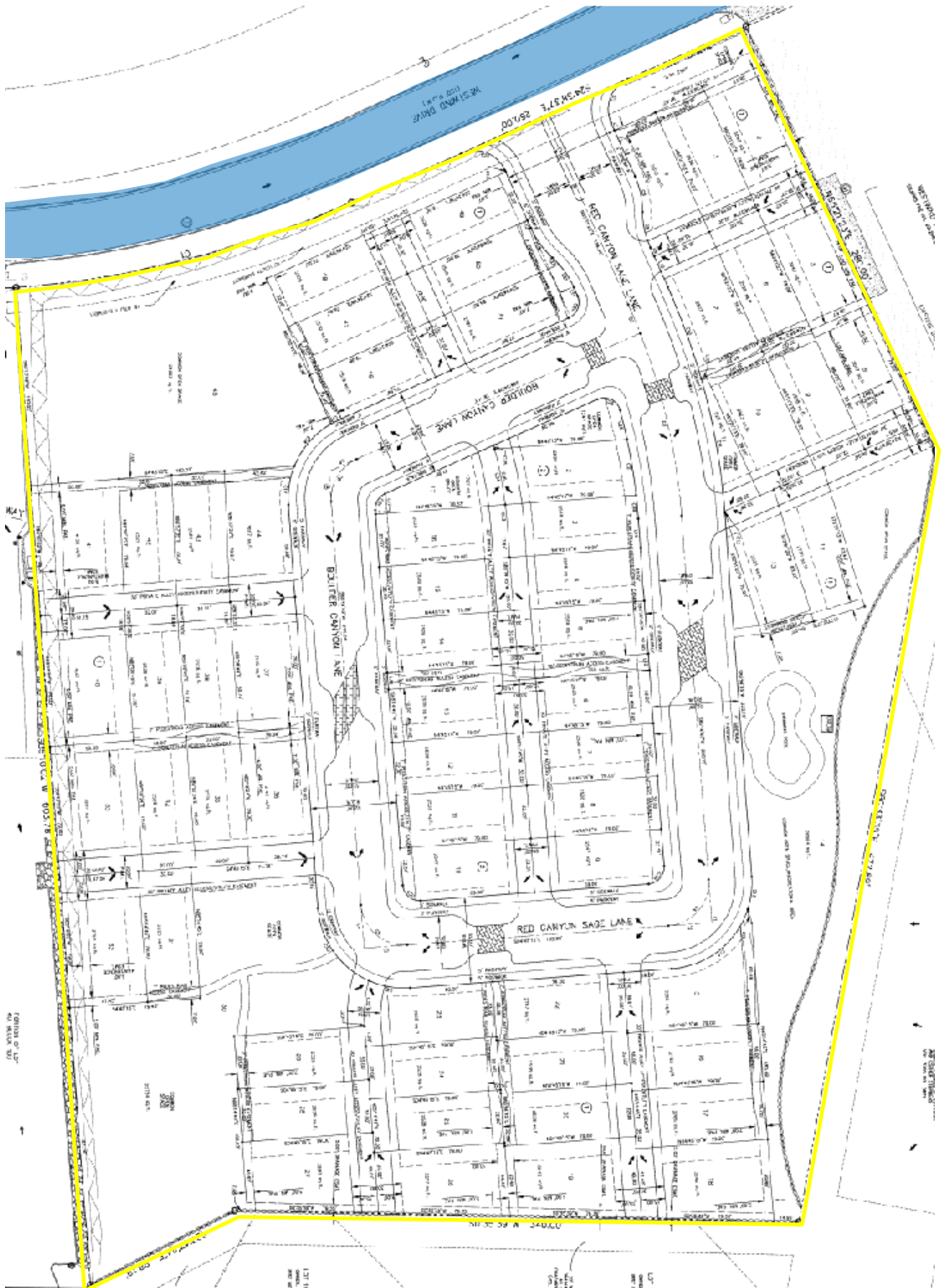
ATTACHMENT 2: AERIAL MAP

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# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ORDINANCE NO. 016586

AN ORDINANCE CHANGING THE ZONING OF LOT 41, BLOCK 100, CHAPARRAL PARK UNIT 22 REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2/C (COMMERCIAL/CONDITION) TO P-R I/C (PLANNED RESIDENTIAL I/CONDITION), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

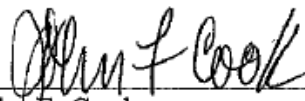
That the zoning of *Lot 41, Block 100, Chaparral Park Unit 22 Replat A, City of El Paso, El Paso County, Texas*, be changed from **C-2/c (Commercial/condition)** to **P-R I/c (Planned Residential I/condition)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

*The maximum number of units shall not exceed twenty-six.*

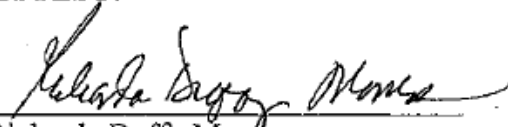
PASSED AND APPROVED this 20<sup>th</sup> day of March, 2007.

THE CITY OF EL PASO


  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 FEB 16 AM 10:45

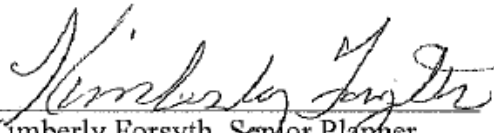
ATTEST:

  
Richarda Duffy Monsen  
City Clerk

APPROVED AS TO FORM:

  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Kimberly Forsyth, Senior Planner  
Development Services Department